

From: Jones, Rebecca (Environmental Protection) **Sent:** Thursday, November 2, 2023 11:10 AM
To: Clapworthy, Dean <D.Clapworthy@bury.gov.uk>
Subject: FW: Initial Consultation on Planning Application - 99 Bury New Road, Ramsbottom, Bury, BL0 0BZ, 70078 - Contaminated Land, Air Quality and COPA

Dean,

Please find my comments below.

CONTAMINATED LAND – CONDITIONS.

The site is currently occupied by a semi-detached dwelling and garden. Current uses in the surrounding area include residential, open land, the M66 motorway and Fletcher Bank Quarry. Previous uses at the site have included open land, and the current property which was built by 1937. Previous land uses in the surrounding area have included quarrying, a works and areas of potential waste disposal/infilling. The site is located within 250m of three landfill sites but is not in close proximity to any major surface watercourse. The site is situated on Glacial Till Deposits over the Upper Haslingden Flags Formation A Aquifer. It is considered possible that deposits of made ground exist at the site. The site is not within a Radon Affected Area.

In line with the National Planning Policy Framework, the site is proposed for a sensitive end use we recommend that the following contaminated land conditions are placed on any grant of permission:

CLA1 - Contaminated Land Preliminary Risk Assessment, Site Investigation, Detailed Risk Assessment and Remediation Strategy.

CLA2 - Contaminated Land implementation of Remediation Strategy and Site Verification Report.

Reason: This is to secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to the National Planning Policy Framework.

AIR QUALITY – CONDITION – Electric Vehicle Charge Points

The site is located adjacent to an Air Quality Management Area. Due to the scale of the development, it is considered **unlikely** that the development would create an increase of more than **100** AADT (annual average daily traffic). Therefore, in line with the EPUK Guidance, an air quality assessment will **not** be required.

Bury Council has been identified by DEFRA as an area requiring to significantly improve air quality. The required measures to do this are currently under discussion. Due to this requirement, and the requirements of the new building regulations (The Building Regulations 2010, Approved Document S, Infrastructure for the charging of electric vehicles), this Section recommends the following condition to be placed on any grant of permission:

- **Residential with dedicated parking spaces:** Prior to occupation the applicant shall provide one electric vehicle (EV) charging point (minimum 7kW*) per unit (dwelling with dedicated parking). Photographic evidence of the installation of the agreed electric vehicle charge points shall be submitted.

*Mode 3, 7kW (32A) single phase, or 22kW (32A) three phase, and for 50kW Mode 4 rapid charging may be required. British Standard BS EN 61851-1:2019 to be used. Further information regarding minimum standards can be found at <https://www.gov.uk/transport/low-emission-and-electric-vehicles>.

Reason: In accordance with the NPPF, to encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable. To safeguard residential amenity, public health and quality of life.

**INFORMATIVE - The Control of Noise (Appeals) Regulations 1975,
Section 60. Control of Noise on Construction Sites**

Works carried out in connection with the planning permission shall comply with the above regulations which require the following:

1. All works and ancillary operations which are audible at the boundary of the nearest house or noise receptor, or at such other place as may be agreed with the Council, shall be carried out only between the hours of 0800 and 1800 on Mondays to Fridays and between the hours of 0900 and 1400 on Saturdays and at no time on Sundays and Bank Holidays.
2. The best practicable means, as defined in section 72 of the Control of Pollution Act 1974, to reduce noise to a minimum shall be employed at all times.
3. All plant and machinery in use shall be properly silenced and maintained in accordance with the manufacturer's instructions.
4. Any emergency deviation from the above (1 – 3) shall be notified to Bury Council without delay.

Any contravention of these requirements will trigger the serving of a Notice under Section 60 of The Control of Noise Regulations 1975.

**Operations – Environment Section.
2 November 2023.**

Regards,

Rebecca.

Rebecca Jones
Environmental Protection Officer
Department of Operations